

Forest Row Parish Council

Clerk: Mr David O'Driscoll
Email: parishclerk@forestrow.gov.uk



(Office Hours: Monday to Friday 9am to 4pm)

To: All members of the PLANNING COMMITTEE:
Cllrs Moore, Davies, Josephson, R Lewin, T Lewin,
McNally, Miller, Royall and Withers

(All other Councillors – for information)

Community Centre
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Dear Sir/Madam,

Your attendance is required at a meeting of the **PLANNING COMMITTEE** to be held on **MONDAY 27th JANUARY 2020** in the **ROSE ROOM** of the Community Centre at **7.00PM**.

Date: 22 January, 2020

A handwritten signature in black ink, appearing to read 'David O'Driscoll'.

David O'Driscoll
Parish Clerk

THE FIRST TEN MINUTES WILL BE AVAILABLE FOR RELEVANT QUESTIONS AND REMARKS FROM THE PUBLIC – IF ANY. MEMBERS OF THE PUBLIC ARE WELCOME TO STAY AND OBSERVE THE REST OF THE MEETING.

1. PUBLIC QUESTIONS – **THE MEETING WILL START NO LATER THAN 7.15PM.**
2. APOLOGIES FOR ABSENCE
3. MINUTES OF THE MEETING HELD ON 7TH OCTOBER 2019 – previously circulated – AND ANY MATTERS ARISING
4. TO DECLARE ANY INTERESTS PERTAINING TO THE ITEMS BELOW
5. TO NOTE DATES OF NEXT WEALDEN PLANNING COMMITTEE NORTH MEETING(S):
 - 6TH FEBRUARY 2020 AT 10.30AM
 - 5TH MARCH 2020 AT 10.30AM
6. REPORT FROM DISTRICT COUNCILLOR ON PLANNING MATTERS
7. PLANS DEALT WITH UNDER DELEGATED POWERS – see attached
8. WEALDEN DISTRICT COUNCIL – PLANNING DECISIONS RECEIVED – see attached
9. PLANNING APPLICATIONS – see attached
10. TO COMMENT ON PLANNING APPLICATIONS RECEIVED AFTER CIRCULATION OF AGENDA (TO BE FORWARDED ON THE FRIDAY PRIOR TO THE MEETING)
11. CORRESPONDENCE – correspondence re Tremains Farm, Horsted Keynes
12. ITEMS FOR FUTURE CONSIDERATION BY THIS COMMITTEE OR FULL COUNCIL

Plans dealt with under delegated powers –

for meeting 27 January 2020

WD/2019/2030/FA – OAKFIELD COTTAGE, HARTFIELD ROAD, FOREST ROW – MINOR MATERIAL AMENDMENT TO WD/2018/2435/F (ERECTION OF A TWO STOREY, THREE BEDROOM DWELLING HOUSE) TO VARY CONDITION 9 (PLANS) TO REDUCE FOOTPRINT

COMMENT: This Councils' position remains unchanged.

WD/2019/1658/FR – LAND TO THE EAST OF MID-SUSSEX TIMBER, STATION ROAD, FOREST ROW – RETROSPECTIVE APPLICATION FOR THE RETENTION OF TEMPORARY UNIT (SHIPPING CONTAINER) FOR STORING SPORTS EQUIPMENT

COMMENT: We support this application

WD/2019/1869/F – ASHORNE HOUSE, LEWES ROAD, FOREST ROW – CHANGE OF USE FROM B1(a) (OFFICE) TO D2 (ASSEMBLY AND LEISURE)

COMMENT: We have no objections to this application

WD/2019/2205/F – 3 FACER COTTAGES, HIGHGATE ROAD, FOREST ROW – GROUND FLOOR EXTENSION TO REAR TO FORM KITCHEN AND DINING ROOM, WITH FIRST FLOOR EXTENSION ABOVE TO FORM NEW BEDROOM. NEW ROOF DORMER TO REAR.
The plans have been amended following Officer comments, reducing the size of the proposed rear dormer and removing one roof light from the front elevation, plans received 2 December 2019.

COMMENT: We object to this proposal as we feel this is an overdevelopment of a small terraced cottage.

WD/2019/2446/F – BALLARDS, POPLAR LANE, FOREST ROW – SINGLE-STOREY REAR EXTENSION TO MAIN DWELLING WITH TERRACE AND CANOPY ABOVE. GARAGE CONVERSION TO FORM ANNEXE ACCOMMODATION INCLUDING NEW DORMER AND BALCONY TO THE REAR. ERECTION OF NEW BUILD PRIVATE ARCHIVE AND LIBRARY.

COMMENT: We have no objections to this proposal due to the size of the plot.

WD/2019/2168/F – BROOKLANDS FARM, HOLTYE ROAD, HAMMERWOOD – CONVERSION OF EXISTING GALLERY AND STUDIO TO ANNEXE. THE ERECTION OF NEW INTERNAL WALLS, NEW WINDOWS, NEW GLAZED FRENCH DOORS WITH TIMBER SHUTTERS AND NEW SKYLIGHTS.

COMMENT: No objections to this proposal.

WD/2019/2493/F – 58 HARTFIELD ROAD, FOREST ROW – SINGLE STOREY REAR EXTENSION AND INSERTION OF ROOF LIGHTS .

COMMENT: The proposed extension is similar to existing extensions of neighbouring dwelling & on that basis, we have no objections.

WD/2019/2607/F – 8 POST HORN LANE, FOREST ROW – SINGLE STOREY SIDE EXTENSION

COMMENT: We support this proportionate extension.

WD/2019/2082/F – 1 UPPER CLOSE, FOREST ROW – DEMOLITION OF EXISTING PRE-FABRICATED CONCRETE GARAGE AND CONSTRUCTION OF 1 BEDROOM ANNEXE IN ITS PLACE

COMMENT: We object to this application as the increase in footprint is disproportionate and the proposed annexe is a separate dwelling.

WD/2019/2572/F – MERRIMOLE COTTAGE, RYSTWOOD ROAD, FOREST ROW – NEW DRIVEWAY GATES CONTROLLED BY AUTOMATION. PART ADJUSTMENT OF HEDGE AND DRIVEWAY FOR NEW GATE INSTALLATION.

COMMENT: No objection to this minor improvement.

WD/2019/2704/FR – STEADLEAZE HOUSE, HAMMERWOOD, EAST GRINSTEAD – RETROSPECTIVE PLANNING APPLICATION FOR A SECTION OF DRIVEWAY

COMMENT: We support this application.

PLANNING DECISION LIST - FOR COMMITTEE 27/01/2020

APPLICATION NO	ADDRESS	PROPOSAL	WEALDEN DISTRICT COUNCIL DECISION	FOREST ROW PARISH COUNCIL RESPONSE
WD/2019/1223/FA	LAND ADJOINING SUNNYCROFT, LONDON ROAD, FOREST ROW	MINOR MATERIAL AMENDMENT TO APPLICATION WD/2017/2685/F (NEW BUNGALOW WITH BEDROOMS IN ROOF VOID. INTEGRAL GARAGE, OFF ROAD PARKING AND LANDSCAPING WITH DEMOLITION OF EXISTING WORKSHOP BUILDING) INVOLVING THE VARIATION OF CONDITION 8 IN ORDER TO CHANGE THE DESIGN OF THE PROPERTY. VARIATION OF CONDITION NO. 5 TO ALLOW THE RETENTION OF THE EXISTING WORKSHOP BUILDING FOR THE DURATION OF THE CONSTRUCTION PERIOD OF THE NEW DWELLING	GRANTED	WE SUPPORT THIS APPLICATION
WD/2019/1597/F	SHALEBROOK COTTAGE, SHALEBROOKLANE, FOREST ROW	ERECTION OF GARDEN ROOM	GRANTED	NO OBJECTION TO THIS ADDITION TO THIS LARGE PROPERTY
WD/2018/2365/F	OAKTREE BUILDING, EMERSON COLLEGE, HARTFIELD ROAD, FOREST ROW	PROPOSED INDEPENDENT OCCUPATION OF THREE UNITS OF ACCOMMODATION WITHIN THE OAKTREE BUILDING IN CONNECTION WITH THE EMERSON LIVING AND LEARNING COMMUNITY	GRANTED	NO OBJECTION TO THIS SENSIBLE DEVELOPMENT OF RESOURCES.
WD/2018/2351/FA	YAGER BLOCKS, EMERSON COLLEGE, HARTFIELD ROAD, FOREST ROW	REMOVAL OF CONDITION 2 OF WD/1975/0372/F (ERECTION OF 5 DWELLINGS FOR MEMBERS OF STAFF AND THEIR FAMILIES, A STUDIO AND GARAGING FOR 6 CARS) TO REMOVE OCCUPANCY RESTRICTION	GRANTED	NO OBJECTION TO THIS SENSIBLE DEVELOPMENT OF RESOURCES
WD/2018/2350/FA	WESTERN YAGER BLOCK, EMERSON COLLEGE, HARTFIELD ROAD, FOREST ROW	REMOVAL OF CONDITION 3 OF WD/1982/0757 (CONVERSION AND EXTENSION TO YAGER STAFF HOUSE TO FORM SHELTERED SINGLE PERSON FLAT) TO REMOVE OCCUPANCY RESTRICTION	GRANTED	NO OBJECTION TO THIS SENSIBLE DEVELOPMENT OF RESOURCES
WD/2019/1784/F	2 WATERWORKS DRIVE, FOREST ROW	TWO STORREY EXTENSION	GRANTED	WE CONTINUE TO SUPPORT THIS REVISED APPLICATION
WD/2019/1553/F	1 HILLVIEW, HIGHGATE ROAD, FOREST ROW	SINGLE STOREY FRONT EXTENSION	GRANTED <i>Response to Parish Council: The Parish Council's comments are noted. The plans show that the proposed extension would be contained wholly within the red edging on the site plan and therefore would be inside the applicant's boundary.</i>	WE SUPPORT THIS APPLICATION IN PRINCIPLE BUT HAVE CONCERNS THAT THE PLANS APPEAR TO SHOW THE PROPOSED WALL CROSSING THE PARTY WALL WHICH WOULD ALSO REQUIRE FOUNDATIONS CROSSING THE NEIGHBOURING PROPERTY.

WD/2019/0811/FR	SHEPHERDS MEWS, TOMPSETS BANK, FOREST ROW	PART RETROSPECTIVE APPLICATION FOR SUNKEN, IN-GROUND SWIM SPA IN CABINET AND SURROUNDING STONE PAVING AREA	GRANTED <i>Response to Parish Council: The agent has submitted the information regarding the noise levels of the machinery in question. These are considered to be acceptable, further reduce by the plant being located below ground within an insulated enclosure.</i>	WE ARE UNABLE TO SUPPORT THIS APPLICATION UNTIL OR UNLESS THE NOISE ISSUES IDENTIFIED BY NEIGHBOURS ARE ADDRESSED.
WD/2019/1676/F	GALENMEAD, WOODCOTE ROAD, FOREST ROW	PART SINGLE, PART TWO STOREY FRONT, SIDE AND REAR EXTENSIONS, PROVISION OF ROOMS IN LOFT SPACE	GRANTED	WE HAVE NO OBJECTIONS : THE PLOT IS LARGE AND THE PROPOSAL IS IN KEEPING WITH THE EXISTING PROPERTY.
WD/2019/1072/FR	VENUE ON THE GREEN, FORESTERS GREEN, FOREST ROW	ERECTION OF FIVE POST TOP LANTERNS. RETENTION OF EXTERNAL GAMES AREA IN RE-ORIENTATED POSITION AND PLACEMENT OF COMBINED MULTI GOAL AND BASKETBALL HOOP	GRANTED	WE FULLY SUPPORT THIS APPLICATION.
WD/2019/1662/F	MELLOW COTTAGE, HIGHGATE ROAD, FOREST ROW	EXTENSION AT THE REAR TO INCORPORATE NEW DINING SPACE, RECONFIGURATION OF THE KITCHEN AND LOUNGE TO PROVIDE AN OPEN PLAN ROOM THAT PROVIDES LARGER, MORE USABLE FLEXIBLE SPACE	GRANTED	WE HAVE NO OBJECTIONS TO THIS PROPORTIONATE EXTENSION
WD/2019/1727/FR	GROUND FLOOR OF UNIT 13 RIVERVIEW BUSINESS PARK, STATION ROAD, FOREST ROW	RETROSPECTIVE PLANNING PERMISSION FOR THE CHANGE OF USE FROM B1 (BUSINESS) TO D2 (ASSEMBLY AND LEISURE) TO INCLUDE A SMALL MARTIAL ARTS AND YOGA STUDIO, PERSONAL TRAINING AND SMALL GROUP CLASSES	GRANTED	WE HAVE NO OBJECTIONS TO THIS RETROSPECTIVE APPLICATION
WD/2019/1256/F	LAND ADJACENT TO HORNPIPE, PARK ROAD, FOREST ROW	CONSTRUCTION OF A DWELLING, GARDENS AND PARKING AND ACCESS	WITHDRAWN	WE OBJECT TO THIS APPLICATION. THIS IS A NEW DWELLING WITHIN THE 400M ASHDOWN FOREST ZONE. THERE IS NO LEGALLY ENFORCEABLE ROUTE BY WHICH ONE DWELLING AT A DIFFERENT LOCATION CAN BE OFFSET. IN ADDITION, THE FLAT AT BROADSTONE IS OF A VERY DIFFERENT SCALE.
WD/2019/1812/LB	STONE COTTAGE DENTAL SURGERY, 2 STONE COTTAGES, LEWES ROAD, FOREST ROW	REPLACEMENT SIGN	REFUSED	WE FIND THIS PROPOSED SIGN VISUALLY OVER-INTRUSIVE IN THE CONSERVATION AREA AND ON A LISTED BUILDING AND WOULD PREFER TO SEE A CLEAR ACRYLIC SIGN WITH BLACK WRITING & THE SOLID COLOUR BANNER TO BE REMOVED.
WD/2019/1893/F	THE BOWER HOUSE, HOLTVE ROAD, EAST GRINSTEAD	INSTALLATION OF SEWAGE TREATMENT PLANT TO REPLACE EXISTING SEPTIC TANK	GRANTED	WE SUPPORT THIS APPLICATION BUT WOULD COMMENT THAT IT IS NOT CLEAR IF THERE IS AN INSPECTION COVER DOWNSTREAM FOR DISCHARGE
WD/2019/1854/F	ASHDOWN HOUSE SCHOOL, HARTFIELD ROAD, FOREST ROW	PROPOSED DEVELOPMENT OF A NEW ARTIFICIAL TURF PITCH, SPECTATOR AREA, MEANS OF ENCLOSURE, ACCESS FOOTPATH & STEPS & ASSOCIATED GROUNDWORKS	GRANTED <i>Response to Parish Council: No floodlighting would limit third party usage, but as there are currently no restrictions on letting out the existing pitch, there is</i>	WE SUPPORT THIS APPLICATION BUT FOLLOWING DISCUSSION AROUND THE ENVIRONMENTAL IMPACT, WE WOULD BE PLEASED IF THERE WAS SOME KIND OF CARBON OFFSETTING & IF THE SCHOOL WOULD CONSIDER SHARING THE FACILITY WITH OTHER VILLAGE CLUBS/TEAMS.

WD/2019/2030/FA	OAKFIELD COTTAGE, HARTFIELD ROAD, FOREST ROW	MINOR MATERIAL AMENDMENT TO WD/2018/2435/F (ERECTION OF A TWO STOREY, THREE BEDROOM DWELLING HOUSE) TO VARY CONDITION 9 (PLANS) TO REDUCE FOOTPRINT	no reason to alter this stance if the ATP is constructed. Third party usage could be carried out during the daylight hours, as is the existing situation.	
<p>GRANTED</p> <p><i>Response to Parish Council:</i> The Parish Council's concerns are noted. This application simply seeks changes to the approved plans in order to allow a reduction in the footprint of the new dwelling (plus minor fenestration alterations) which was granted permission in May 2019 under application no. WD/2018/2435/F.</p> <p><i>As advised previously, with regards to the Habitat Regulations, Policy WLP 7 of the emerging Wealden Local Plan 2019 sets out housing targets for the district; there is a remaining windfall capacity within the development boundary of Forest Row for 5 dwellings which takes into account the Habitat Regulations. In 2015, at the time of the original application, mitigation measures were not available and the application could not be supported.</i></p> <p><i>In terms of the access to the site, the submitted documents show that the existing driveway is to be widened at the entrance and to 11m at the front of the proposed dwellinghouse to accommodate the increase in traffic which is considered acceptable for</i></p>				

			<p><i>the addition of a single dwellinghouse.</i></p> <p><i>The submitted plans depict three soakaways to deal with surface water drains which are in line with Sustainable Urban Drainage Systems or SUDs which is considered best practice.</i></p> <p><i>The principle of the soakaways are thus acceptable, however, full details as to the capacity and if the proposal for the soakaways are sufficient will be imposed via pre-commencement condition.</i></p> <p><i>It is not considered that one additional dwelling house in this location will overload the existing sewers and connection to the system is considered acceptable.</i></p>	
WD/2019/1658/FR	LAND TO THE EAST OF MIDSUSSEX TIMBER, STATION ROAD, FOREST ROW	RETROSPECTIVE APPLICATION FOR THE RETENTION OF TEMPORARY UNIT (SHIPPING CONTAINER) FOR STORING SPORTS EQUIPMENT	GRANTED	WE SUPPORT THIS APPLICATION
WD/2019/0837/F	GREENMEADOW FARM, HOLTYE ROAD, HAMMERWOOD	CHANGE OF USE AND CONVERSION OF RURAL BUILDINGS ASSOCIATE WITH EQUESTRIAN USE TO B8 COMMERCIAL STORAGE UNITS WITH ASSOCIATED PARKING ARRANGEMENTS AND RE-POSITIONED ACCESS	<p>GRANTED</p> <p><i>Response to Parish Council: With regard to highway safety, the proposed access position has been discussed between the applicant and ECSS Highways prior to refusal on highway safety grounds could not be sustained given ESCC Highways support.</i></p> <p><i>With regard to the new access and the existing access, an opportunity is seen here to create a better access into the new site, more suited to the countryside location. The existing access would be stopped off, with conditions</i></p>	<p>WE CONTINUE TO STRONGLY OBJECT TO THIS APPLICATION ON THE FOLLOWING GROUNDS:</p> <ol style="list-style-type: none"> 1. THIS DEVELOPMENT IS TOTALLY UNSUITABLE FOR AN AONB. 2. THE AMENDED ACCESS IS STILL ON A DANGEROUS STRETCH OF ROAD AND NO MENTION IS MADE OF WHAT HAPPENS TO THE CURRENT ACCESS. 3. DETRIMENTAL TO THE SURROUNDING AREA. 4. WE FIND THE COMMISSIONED REPORTS MATERIALLY MISLEADING, PARTICULARLY IN THE AREA OF TRAFFIC MOVEMENTS. <p>THE OMISSION OF ANY COMMISSIONED REPORT REGARDING THE HEDGEROW ADJACENT TO THE PROPOSED NEW ACCESS IS ALSO A MATTER FOR CONCERN.</p>

			<p>to ensure the landscaping of both the existing and proposed accesses are in keeping with the locality. While there may be concerns regarding the look of the site in general, this application can only be concerned with the proposal as set out. In this respect, the units are within the site with minor alterations to their external appearance, not easily seen from the roadside, and the proposed use is not considered to be detrimental.</p>	
WD/2019/1869/F	ASHORNE HOUSE, LEWES ROAD, FOREST ROW	CHANGE OF USE FROM B1(a) (OFFICE) TO D2 (ASSEMBLY AND LEISURE)	WITHDRAWN	WE HAVE NO OBJECTIONS TO THIS APPLICATION
WD/2019/2205/F	3 FACER COTTAGES, HIGHGATE ROAD, FOREST ROW	GROUND FLOOR EXTENSION TO REAR TO FORM KITCHEN AND DINING ROOM; WITH FIRST FLOOR EXTENSION ABOVE TO FORM NEW BEDROOM. NEW ROOF DORMER TO REAR.	<p>GRANTED</p> <p><i>Response to Parish Council: It is unclear from the Parish Council's response whether they are referring to the proposal as originally submitted, or to the amended plans. The Parish Council did not provide any comments in relation to the original consultation. The response they did eventually provide refers to the expiry date for comments being 03/12/19, however the expiry date for comments on the amended plans was 17/12/19, hence the confusion regarding which plans they are objecting to.</i></p>	WE OBJECT TO THIS PROPOSAL AS WE FEEL THIS IS AN OVERDEVELOPMENT OF A SMALL TERRACE COTTAGE.
WD/2019/2493/F	58 HARTFIELD ROAD, FOREST ROW	SINGLE STOREY REAR EXTENSION AND INSERTION OF ROOF LIGHTS	GRANTED	THE PROPOSED EXTENSION IS SIMILAR TO EXISTING EXTENSIONS OF NEIGHBOURING DWELLINGS AND ON THAT BASIS, WE HAVE NO OBJECTIONS.

THIS WEEKS PLANNING APPLICATIONS

WEEK ENDING 24th JANUARY 2020

Application Number & Address	Proposals	Date Considered by Parish Council	Last Date for Comments to WDC
WD/2019/2704/F STEADLEAZE HOUSE, HAMMERWOOD, EAST GRINSTEAD	RETROSPECTIVE PLANNING APPLICATION FOR A SECTION OF DRIVEWAY	COMMENT MADE UNDER DELEGATED AUTHORITY	27/01/2020
WD/2019/2654/F THE BARN, HAMMERWOOD LANE, HAMMERWOOD	CHANGE OF USE AND CONVERSION OF REDENDANT BARN TO A DWELLING	27/01/2020	30/01/2020
WD/2020/0079/F 5 WEIR WOOD COTTAGES, PRIORY ROAD, FOREST ROW	ENLARGE EXISTING SINGLE GARAGE TO DOUBLE GARAGE	27/01/2020	10/02/2020
WD/2019/2712/F WRETHAM LODGE, PRIORY ROAD, FOREST ROW	CHANGE OF USE OF LAND TO RESIDENTIAL TO PROVIDE A LARGER GARDEN. CONSTRUCTION OF A NEW ACCESS ROADWAY AND A DETACHED CAR-BARN STRUCTURE FOR ANCILLARY USE	27/01/2020	10/02/2020
WD/2019/2545/F 40 HARTFIELD ROAD, FOREST ROW	REPLACEMENT OF FRONT PORCH, FRONT DOOR AND WINDOWS. DEMOLITION OF REAR PORCH AND OUT HOUSE. ERECTION OF SINGLE STOREY EXTENSION. DEMOLITION OF SHED AND ERECTION OF OFFICE BUILDING WITH INTERNAL GARDEN STORAGE.	27/01/2020	10/02/2020
WD/2019/2705/F THE OLD BAKERY, LEWES ROAD, FOREST ROW	PROPOSED REINSTATEMENT OF TWO GROUND FLOOR SIDE WINDOWS, ONE NEW GROUND FLOOR SIDE WINDOW, ONE NEW FIRST FLOOR SIDE WINDOW AND REPLACEMENT OF EXISTING FIRST FLOOR REAR ACCESS DOOR WITH GLAZED WINDOW	27/01/2020	12/02/2020

Dear Councils,

Although it is probably not usual form to bring a planning application outside of your Parish to your

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attention I feel I must do so in this case as it carries the potential for a grave impact for each of your Parishes.

I live in Treemans Road, Horsted Keynes, next to Tremains farm. The tenant farm business at Tremains Farm (FJ Butler & Sons) has applied for planning permission (DM/19/4231) to develop the farm with additional farm buildings and two large new slurry lagoons. Although on face value this could be perfectly acceptable there are deep flaws with many aspects of the application that are yet to be addressed: Highways safety, questionable agricultural need, questionable size, available alternative locations on site, capacity at other connected farms, planned destruction of suitable capacity at other connected farms, importation of "Waste" to an AONB and Ecological damage to a Conservation Area to name but a few. The Landowner has publicly stated opposition to the application.

Online records on the MSDC planning portal for this application now exceed 120 items and MSDC have recently classified the application a Major Development. The consultation period has just been extended for the second time to 27 January 2020.

The proposed location of the lagoons is on a slope. The construction method has been described as a cut-and-fill - ie cut into the upper part of the slope and fill the lower area. The problem is that design at the chosen location will require more "material" to be bought onto site rather than be extracted from the upper part of the slope. The quantum of additional material is estimated to be 68,000m³ which is expected to be delivered to site over a proposed two year construction period. The applicant has estimated 6,800 full 32 ton lorry deliveries and 6,800 empty lorries leaving site during construction, 13,600 heavy goods vehicle movements. Assuming a 7 hour working day, lorries will pass each other along the proposed route to and from site every 8 minutes.

The ultimate source of the "material" will only be determined once work is underway so routes to site could be from the North via Sugar Lane or from the South via Monteswood Lane. The roads for a c.1 mile radius to site are, in my view, completely unsuitable and unsafe for the quantum and frequency of movements proposed even if a Traffic Management Plan were produced. Highways have commented on the application but their view appears to be based on historic reported accident data and does not take account of the elevated risk of additional traffic, it also does not seem to consider any impact further afield from the site.

Along the wider routes there are many pinch points that go through neighbouring Parishes, it is this aspect of the proposed works that carries a very dire safety risk on the local communities you serve and represent. Respectfully, I think this warrants your consideration and if you are in agreement formal comment on the MSDC planning portal record.

I have copied Horsted Keynes Parish Council, having separately written to them last week.
